

PLANNING COMMISSION REPORT
Regular Agenda – Non-Public Hearing Item:

PC Staff Report
05/19/08

ITEM NO. 5: PRELIMINARY PLAT FOR BRYANT ADDITION (JCR)

PP-03-04-08: Preliminary Plat for Bryant Addition located at 1214 E 23rd Street, a one-lot nonresidential subdivision. Submitted by Grob Engineering Services, for Michael Bryant, property owner of record.

STAFF RECOMMENDATION: Staff recommends approval of the Preliminary Plat of Bryant Addition and forwarding it to the City Commission for consideration of the proposed dedication of right-of-way, subject to the following conditions:

1. Revise Note #11 to state that Public Improvements proposed include sidewalk and construction of new access point;
2. Add a note stating that Public Improvement Plans will be submitted and approved prior to final plat approval for the sidewalk and new access point;
3. Add a note stating that a Right-of-Way Work Permit shall be obtained from the City Clerk's Office for all construction work in the public right-of-way.

KEY POINTS

- The subject property is unplatted and the property owner requests site plan approval for modifications to the site.
- The property must be platted prior to Planning Director approval of the associated site plan.

SUBDIVISION CITATIONS TO CONSIDER

- This application is being reviewed under the Subdivision Regulations for Lawrence and Unincorporated Douglas County, effective Jan 1, 2007.

ASSOCIATED CASES/OTHER ACTION REQUIRED

- Submittal, approval and recordation of a final plat at the Register of Deeds.
- SP-03-19-08, a site plan for the subject property.

PUBLIC COMMENT RECEIVED PRIOR TO PRINTING

- None to date.

GENERAL INFORMATION

Current Zoning and Land Use: CS (Commercial Strip) District; auto repair business.

Surrounding Zoning and Land Use: CS (Commercial Strip) in all directions; multi-dwelling residential to the north, mixed commercial uses in all other directions.

SUBDIVISION SUMMARY

Property Area (acres):	1.003
Street Frontage (ft):	166
Dedication of Right-of-Way (acres):	.078
Dedication of Easements (acres):	0
Vacation of Easements or Rights-of-Way (acres):	0

STAFF REVIEW

The subject property is located at 1214 East 23rd Street, just east of the intersection of Silicon Avenue with 23rd Street. The property is developed and used as an automotive collision repair shop. The plat proposes a one lot nonresidential subdivision. The owner intends to proceed with modifications and improvements to the site upon approval of the preliminary plat. The property currently has two access points onto 23rd Street and the applicant plans to consolidate both access points as shown on the plat.

Conformance with Subdivision Regulations & Development Code

The property is zoned CS (Commercial Strip) District. The preliminary plat conforms to the Subdivision Regulations and the density and dimensional standards of the CS District as per the Development Code.

Conformance with *Horizon 2020*

The lot is dimensioned and sized appropriately for commercial uses. The Future Land Use Map of *Horizon 2020* designates the subject property for "Office and/or Commercial" uses.

Streets and Access

The proposed lot fronts along and takes direct access from 23rd Street. The property currently has two access points onto 23rd Street. The owner has agreed to consolidate the two access points and intends to use available KDOT funds to finance the construction of the new access point. The property is subject to the access management recommendations of the 23rd Street Corridor Study. The Study recommends the reduction and where possible, elimination of direct access points to 23rd Street. The property to the east of the subject property is platted with an access easement to the subject property however, the access easement is narrow and a building has been constructed immediately adjacent to the access drive which may make use of the access drive impractical considering the nature of the use on the subject property. The City Engineer and Planning Staff agree that consolidation of the two access points into one is satisfactory and meets the spirit and intent of the access management regulations.

Utilities and Infrastructure

The plat does not propose the extension of any public utilities or infrastructure. The subject property is currently developed and is served with the necessary infrastructure.

Easements and Rights-of-way

The property abuts 23rd Street, a principal arterial street. The Subdivision Regulations require the dedication of right-of-way if necessary for all streets which are a part of or abut the subdivision. Principal arterial streets require 150' of total right-of-way or 75' each side of centerline. The subdivision proposes the dedication of 20'-25' of right-of-way for a total of 75' of right-of-way north of centerline. The proposed dedication satisfies the minimum right-of-way requirements of the Subdivision Regulations.

No easements are necessary or proposed to be dedicated.